

**EXHIBIT A**

**Proposed Order**

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF DELAWARE**

In re:

FRANCHISE GROUP, INC., *et al.*,<sup>1</sup>

Debtors.

Chapter 11

Case No. 24-12480 (JTD)

(Jointly Administered)

Ref. Docket No. \_\_

**EIGHTH OMNIBUS ORDER, PURSUANT TO SECTIONS 105(a), 365(a), AND 554 OF  
THE BANKRUPTCY CODE AUTHORIZING THE DEBTORS TO (I) REJECT  
CERTAIN UNEXPIRED LEASES, EFFECTIVE AS OF THE REJECTION  
DATE; AND (II) ABANDON PERSONAL PROPERTY**

Upon consideration of the motion (the “Motion”)<sup>2</sup> of the debtors and debtors-in-possession in the above-captioned chapter 11 cases (collectively, the “Debtors”) for the entry of an order (this “Order”), pursuant to sections 105(a), 365, and 554 of the Bankruptcy Code, authorizing the Debtors to (i) reject those certain unexpired leases (the “Rejected Leases”) set forth on Schedule 1

<sup>1</sup> The Debtors in these Chapter 11 Cases, along with the last four digits of their U.S. federal tax identification numbers, to the extent applicable, are Franchise Group, Inc. (1876), Freedom VCM Holdings, LLC (1225), Freedom VCM Interco Holdings, Inc. (2436), Freedom Receivables II, LLC (4066), Freedom VCM Receivables, Inc. (0028), Freedom VCM Interco, Inc. (3661), Freedom VCM, Inc. (3091), Franchise Group New Holdco, LLC (0444), American Freight FFO, LLC (5743), Franchise Group Acquisition TM, LLC (3068), Franchise Group Intermediate Holdco, LLC (1587), Franchise Group Intermediate L, LLC (9486), Franchise Group Newco Intermediate AF, LLC (8288), American Freight Group, LLC (2066), American Freight Holdings, LLC (8271), American Freight, LLC (5940), American Freight Management Company, LLC (1215), Franchise Group Intermediate S, LLC (5408), Franchise Group Newco S, LLC (1814), American Freight Franchising, LLC (1353), Home & Appliance Outlet, LLC (n/a), American Freight Outlet Stores, LLC (9573), American Freight Franchisor, LLC (2123), Franchise Group Intermediate B, LLC (7836), Buddy’s Newco, LLC (5404), Buddy’s Franchising and Licensing LLC (9968), Franchise Group Intermediate V, LLC (5958), Franchise Group Newco V, LLC (9746), Franchise Group Intermediate BHF, LLC (8260); Franchise Group Newco BHF, LLC (4123); Valor Acquisition, LLC (3490), Vitamin Shoppe Industries LLC (3785), Vitamin Shoppe Global, LLC (1168), Vitamin Shoppe Mariner, LLC (6298), Vitamin Shoppe Procurement Services, LLC (8021), Vitamin Shoppe Franchising, LLC (8271), Vitamin Shoppe Florida, LLC (6590), Betancourt Sports Nutrition, LLC (0470), Franchise Group Intermediate PSP, LLC (5965), Franchise Group Newco PSP, LLC (2323), PSP Midco, LLC (6507), Pet Supplies “Plus”, LLC (5852), PSP Group, LLC (5944), PSP Service Newco, LLC (6414), WNW Franchising, LLC (9398), WNW Stores, LLC (n/a), PSP Stores, LLC (9049), PSP Franchising, LLC (4978), PSP Subco, LLC (6489), PSP Distribution, LLC (5242), Franchise Group Intermediate SL, LLC (2695), Franchise Group Newco SL, LLC (7697), and Educate, Inc. (5722). The Debtors’ headquarters is located at 109 Innovation Court, Suite J, Delaware, Ohio 43015.

<sup>2</sup> Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Motion.

to this Order, effective as of December 31, 2024 (the “Rejection Date”), and (ii) abandon personal property (the “Personal Property”) remaining on the Rejected Premises as of the Rejection Date; and upon consideration of the Motion and all pleadings related thereto, including the First Day Declaration; and due and adequate notice of the Motion having been given under the circumstances; and having determined that no other or further notice of the Motion is required; and having determined that this Court has jurisdiction to consider the Motion in accordance with 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference* from the United States District Court for the District of Delaware, dated as of February 29, 2012; and having determined that this is a core proceeding pursuant to 28 U.S.C. § 157(b)(2); and having determined that venue of these Chapter 11 Cases and the Motion is proper pursuant to 28 U.S.C. §§ 1408 and 1409; and it appearing that the relief requested in the Motion is in the best interests of the Debtors, their estates, their creditors, and other parties in interest; and after due deliberation and sufficient cause appearing therefor,

**IT IS HEREBY ORDERED THAT:**

1. The Motion is GRANTED as set forth herein.
2. Pursuant to sections 105(a) and 365(a) of the Bankruptcy Code and Bankruptcy Rule 6006, the Rejected Leases, to the extent not already terminated in accordance with their applicable terms or upon agreement of the parties, are hereby rejected by the Debtors, with such rejection being effective as of the Rejection Date.
3. Pursuant to sections 105(a) and 554(a) of the Bankruptcy Code and Bankruptcy Rule 6007, any Personal Property remaining, as of the Rejection Date, on the Rejected Premises is hereby abandoned by the Debtors, with such abandonment being effective as of the Rejection Date. Landlords of the Rejected Premises may dispose of any and all Abandoned Personal

Property remaining on the Rejected Premises without further notice or liability to any third party or the Debtors. To the extent necessary, the automatic stay is modified to allow such disposition.

4. If the Debtors have deposited monies with a counterparty to a Rejected Lease as a security deposit or other arrangement, such counterparty may not setoff or recoup or otherwise use such deposit without the prior authority of this Court.

5. Any person or entity that holds a claim that arises from the Rejected Leases must file a proof of claim based on such rejection on or before the date that is thirty (30) days after the entry of this Order.

6. Nothing in this Order shall impair, prejudice, waive or otherwise affect any of the rights of the Debtors or any other party to: (a) assert or contest that the Rejected Leases (i) were terminated on the Rejection Date, or (ii) are not unexpired leases under section 365 of the Bankruptcy Code; (b) assert or contest that any claim for damages arising from the rejection of the Rejected Leases is limited to the remedies available under any applicable termination provisions of the Rejected Leases; (c) assert or contest that any such claim is an obligation of a third party, and not that of the Debtors or their estates; or (d) otherwise assert or contest any claims that may be asserted in connection with the Rejected Leases. All rights, claims, defenses and causes of action that the Debtors and their estates may have against the counterparties to the Rejected Leases, whether or not such claims arise under, are related to the rejection of, or are independent of the Rejected Leases, are reserved, and nothing herein is intended or shall be deemed to impair, prejudice, waive or otherwise affect such rights, claims, defenses and causes of action. Additionally, all rights, claims, defenses, and causes of action of any counterparty to the Rejected Leases, whether or not such claims arise under, are related to the rejection of, or are independent

of the Rejected Leases, are reserved, and nothing herein is intended or shall be deemed to impair, prejudice, waive or otherwise affect such rights, claims, defenses and causes of action.

7. Nothing in this Order shall be construed to (a) create or perfect, in favor of any person or entity, any interest in cash of a Debtor that did not exist as of the Petition Date or (b) alter or impair any security interest or perfection thereof, in favor of any person or entity, that existed as of the Petition Date.

8. Nothing in this Order shall create, nor is intended to create, any rights in favor of or enhance the status of any claim held by any party.

9. The requirements in Bankruptcy Rules 6006 and 6007 are satisfied.

10. The Debtors are authorized to take any and all actions necessary to effectuate the relief granted herein.

11. Notwithstanding any applicability of Bankruptcy Rule 6004(h), the terms and conditions of this Order shall be effective and enforceable immediately upon its entry.

12. This Court shall retain jurisdiction with respect to all matters arising from or related to the implementation or interpretation of this Order.

**Schedule 1**

**Rejected Leases<sup>1</sup>**

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<sup>1</sup> Each, as may be amended, modified, or supplemented from time to time and together with any schedules thereto.

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
201	One Land Company, LLC	One Land Company, LLC Karen Johnston 215 Union St, STE #400 Jonesboro, AR 72401	American Freight FFO, LLC	Lease Agreement, dated June 6, 2017  133 E Parsons Avenue Warrensburg, MO 64093	239
202	One Oak Investments	One Oak Investments Amandeep Mangat 1685 H Street, Unit #205 Blaine, WA 98230	American Freight, LLC	Lease Agreement, dated September 9, 2020  2108 Us Highway 70 Se Hickory, NC 28602	206
203	801 South Ft. Hood, LLC	801 South Ft. Hood, LLC c/o Only Epic Holding 4350 Brownsboro Rd., Ste. 110 Louisville, KY 40207	American Freight, LLC	Lease, dated June 23, 2021  3315 Sherwood Way Suite 149 San Angelo, TX 76904	267
204	OPEX CRE Management, LLC	OPEX CRE Management, LLC Attn: General Counsel 12110 Ellington Court Cincinnati, OH 45249	American Freight Outlet Stores, LLC	Lease, dated September 26, 2002  1357 Franklin Mills Circle Philadelphia, PA 30237	4621
205	Oxford Street Huntsville	Oxford Street Huntsville Mike Arafat 106 Catbird Ct. Madison, AL 35756	American Freight, LLC	Lease Agreement, dated October 14, 2013  2518 North Memorial Parkway Huntsville, AL 35810	91
206	P&H Investments, LLC	P&H Investments, LLC Tara Newman PO Box 16787 Jonesboro, AR 72403	American Freight FFO, LLC	Lease, dated April 15, 2016  4939 N. Union Ave. Shawnee, OK 74804	234
207	P&S Axelrod, LLC	P&S Axelrod, LLC Philip Axelrod 4850 Brookpark Rd Parma, OH 44129	American Freight FFO, LLC	Lease and Option to Purchase, dated February 1, 2016  6767 Brookpark Rd Parma, OH 44129	50
208	Pacifica Muskegon, LLC	Pacifica Muskegon, LLC Justin Thadsamany 1775 Hancock, Ste. 200N San Diego, CA 92110	American Freight, LLC	Lease, dated November 11, 2021  1750 E Sherman Blvd Muskegon, MI 49444	273
209	Paragon Realty Group	Paragon Realty Group Lenny Linsker 276 Post Road West, STE #201 Westport, CT 6880	American Freight, LLC	Lease Agreement, dated June 30, 2017  34700 Vine Street Suite 200 Eastlake, OH 44095	155
210	Parker-Anderson, LLC	Parker-Anderson, LLC Kevin Parker 1115 Illinois Ave, Ste. 1 Joplin, MO 64801	American Freight FFO, LLC	Lease Agreement, dated February 2, 2016  1400 E. 32nd Street Joplin, MO 64804	221
211	PCRIF Spring Park Holdings, LLC	PCRIF Spring Park Holdings, LLC Toni Ryan 1215 Gessner Dr. Houston, TX 77055	American Freight Outlet Stores, LLC	Outlet Store Lease, dated December 7, 2010  19750 North Freeway Hi-45n Spring, TX 77373	7818
212	Pensacola Corners, LLC	Pensacola Corners, LLC Jamie Robinson 1901 W Cypress Creek Rd., Ste. 102 Fort Lauderdale, FL 33309	American Freight Outlet Stores, LLC	Outlet Store Lease, dated August 30, 2013  6235 N Davis Hwy, Ste 101 Pensacola, FL 32504	4058

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213	Peoria Rental Properties, LLC	Peoria Rental Properties, LLC Ronald C. Ward 7170 Oakwood Pines Dr. Flagstaff, AZ 86004	American Freight, LLC	Lease, dated August 13, 2021  5212 N Big Hollow Rd Peoria, IL 61615	269
214	Pilchers Summit Limited Partnership, a Texas Limited Partnership	Pilchers Summit Limited Partnership, a Texas Limited Partnership KR Vineyard 7001 Preston Road, Ste. 200 Dallas, TX 75202	American Freight Outlet Stores, LLC	Outlet Store Lease, dated August 27, 2013  7302 Sw 34th Ave Amarillo, TX 79121	4025
215	Pinellas Park Square, LLC	Pinellas Park Square, LLC Marquise Frasier 2400 Maitland Center Parkway, Ste. 107 Maitland, FL 32751	American Freight Outlet Stores, LLC	Lease, dated February 1, 1995  5251 110th Ave. N., #120 Clearwater, FL 33760	4185
216	Piqua Investment Partners, LLC	Piqua Investment Partners, LLC Attn: General Counsel 987 East Ash St Piqua, OH 45356	American Freight, LLC	Lease, dated June 7, 2021  987 E Ash St Piqua, OH 45356	262
217	PK II El Camino North L.P. Kimcor Realty	PK II El Camino North L.P. Kimcor Realty Alex Rajkumar 500 N. Broadway, Ste. 201 Jericho, NY 11753	American Freight Outlet Stores, LLC	Outlet Store Lease, dated January 19, 2011  2505 B Vista Way #1 Oceanside, CA 92054	7359
218	Plaza North Investors, LLC	Plaza North Investors, LLC Sarah Mendel 3265 Meridian Pkwy, Ste. 130 Weston, FL 33331	American Freight, LLC	Lease, dated April 30, 2019  1800 Fort Harrison Rd Suite 4 Terre Haute, IN 47804	5
219	Polk County Partners LLC	Polk County Partners LLC Ricardo Grinberg 126 S Federal Hwy, Ste. 200 Dania, FL 33004	American Freight, Inc.	Lease Agreement, dated December 22, 2015  2240 Commerce Point Dr Lakeland, FL 33801	58
220	Port St. Lucie Plaza I, II, III	Port St. Lucie Plaza I, II, III Todd Nepola 4000 Hollywood Blvd., STE #685-S Hollywood, FL 33021	American Freight, LLC	Lease Agreement, dated March 1, 2016  7121 Us-1, Suite 7151 Port St Lucie, FL 34952	149
221	Prattville Partners Limited Partnership	Prattville Partners Limited Partnership Irene Bartley P.O Box 235000, 3500 Eastern Boulevard Montgomery, AL 36123-5000	American Freight, LLC	Lease, dated May 10, 2022  1890 E Main St Prattville, AL 36067	280
222	Prologis, LP	Prologis, LP Michelle Luis 8355 NW 12th Street Doral, FL 33126	American Freight Outlet Stores, LLC	Lease Agreement, dated December 16, 2015  8090 Nw 77th Court Medley, FL 33166	8495
223	Pullman Square Associates	Pullman Square Associates Zachary Gumberg 535 Smithfield Street, Ste. 901 Pittsburgh, PA 15223	American Freight, LLC	Lease, dated July 22, 2022  100 Pullman Sq Butler, PA 16001	285
224	Quantum Equity One, LLC	Quantum Equity One, LLC Larry Groll 17749 Collins Ave., Ste. 2501 Sunny Isles, FL 33160	American Freight, LLC	Lease, dated November 1, 2014  5240 Nw 167th St. Miami Gardens, FL 33014	21



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225	Rainbow Investment Co.	Rainbow Investment Co. Jennifer Zamora 10620 Treena Street, Ste. 110 San Diego, CA 92131	American Freight Outlet Stores, LLC	Outlet Store Lease, dated April 5, 2019  8805 Murray Drive La Mesa, CA 91942	4820
226	Ravi Randall Investment Group, LLC	Ravi Randall Investment Group, LLC Manuel Ramon 6220 Campbell Rd. Dallas, TX 75248	American Freight Outlet Stores, LLC	Outlet Store Lease, dated April 22, 2009  401 Southwest Plz Ste 105 Arlington, TX 25200	7631
227	RE Pecan, LLC	RE Pecan, LLC Veronica Torres 200 Concord Plaza Dr., Ste. 240 San Antonio, TX 78216	American Freight Outlet Stores, LLC	Lease, dated October 3, 1995  820 East Rector Drive, Suite 120 San Antonio, TX 78216	9897
228	Realty Income Corporation	Realty Income Corporation Holly Yee 11995 El Camino Real San Diego, CA 92130	American Freight, LLC	Lease Agreement, dated February 1, 2014  1544 Sr 436 Winter Park, FL 32792	39
229	Richard M Briggs Irrevocable Trust	Richard M Briggs Irrevocable Trust Kristin Hawkins 2235 Breakwater Drive Knoxville, TN 37922	American Freight Outlet Stores, LLC	Lease, dated October 12, 2020  9305 Kingston Pike Ste 110 Knoxville, TN 37922	4695
230	Ridgewater Commerce LLC C/O Curo MGMT	Ridgewater Commerce LLC C/O Curo MGMT Josh Niederhelman 121 E 4th St. Covington, KY 41011	American Freight, LLC	Lease, dated May 22, 2020  5375 Ridge Ave Cincinnati, OH 45213	189
231	Rini Realty Company	Rini Realty Company Dan Rini 924 Westpoint Parkway, Ste. 150 Westlake, OH 44145	American Freight Outlet Stores, LLC	Appliance Store Lease, dated October 3, 2016  7490 Broadview Rd. Parma, OH 44134	4794
232	River Oaks Properties	River Oaks Properties Jasmine Alacron 106 Mesa Park Drive El Paso, TX 79912	American Freight, LLC	Lease, dated January 30, 2017  11330 James Watt Dr El Paso, TX 79936	142
233	Riverdale Center North, LLC	Riverdale Center North, LLC Alexander Usdan 5670 Wilshire Blvd., Ste. 1250 Los Angeles, CA 90036	American Freight, LLC	Lease, dated August 17, 2023  4113 Riverdale Rd Ogden, UT 84405	301
234	Riverplace Shopping Center, LLC	Riverplace Shopping Center, LLC Tish Hawkins 3333 New Hyde Park Rd., Ste. 100 New Hyde Park, NY 11042	American Freight Outlet Stores, LLC	Lease, dated October 20, 1994  11111 San Jose Blvd. Suite 1 Jacksonville, FL 32223	8412
235	Rogers Commercial Properties, LLC	Rogers Commercial Properties, LLC Chad Rogers 60 NW Sheridan Rd., STE #1 Lawton, OK 73505	American Freight, LLC	Lease, dated September 4, 2020  30 Nw Sheridan Rd Lawton, OK 73505	205
236	Rose and Rose LLC	Rose and Rose LLC Janet Swart 203 Country Club Road Jacksonville, FL 28546	American Freight, LLC	Lease, dated May 15, 2019  5128 Oleander Dr Wilmington, NC 28403	180

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237	RPI Ridgmar Town Square, LTD	RPI Ridgmar Town Square, LTD Kay Mead 2929 Carlisle, Ste. 170 Dallas, TX 75204	American Freight Outlet Stores, LLC	Outlet Store Lease, dated November 22, 2011  1265 Town Square Drive Ft Worth, TX 30577	7920
238	RRG, LLC	RRG, LLC Sheryl Christianson PO Box 2228 201 Main Street, Ste. 800 La Crosse, WI 54602	American Freight, LLC	Lease, dated October 14, 2015  2490 Main St. Green Bay, WI 54311	118
239	Sabatine BK Development LLC	Sabatine BK Development LLC James Sabatine Jr. 1305 Boardman-Canfield Rd, Ste. 8 Boardman, OH 44512	American Freight, LLC	Lease Agreement, dated May 15, 2012  6224 South Ave Boardman, OH 44512	76
240	SAIA Family Limited Partnership	SAIA Family Limited Partnership Gabriel Saia 2120 E. Sixth, #16 Tempe, AZ 85288	American Freight, LLC	Lease, dated November 7, 2017  3144 E Thomas Rd Phoenix, AZ 25000	157
241	Sarabara Corp.	Sarabara Corp. Nicole Farantatos 28870 U.S. Highway 19 North, Ste. 300 Clearwater, FL 33761	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 12, 2019  8333 Lockwood Ridge Rd Sarasota, FL 34243	4192
242	Sissel Juliano	Sissel Juliano 2060 Briggs Road Mt. Laurel, NJ 8054	American Freight Outlet Stores, LLC	Lease, dated August 25, 1992  332 S. Burnt Mill Rd. Voorhees, NJ 08043	4601
243	SJN Holdings, LLC	SJN Holdings, LLC Bill Hamad 6303 Allentown Blvd Harrisburg, PA 17112	American Freight, LLC	Lease Agreement, dated October 31, 2011  6305 Allentown Blvd Harrisburg, PA 17112	70
244	Somera Road - Athens Georgia II, LLC	Somera Road - Athens Georgia II, LLC Joe LeMense Jr. 130 W 42nd St, STE. #1001 New York, NY 10036	American Freight, LLC	Lease, dated June 5, 2019  3190 Atlanta Hwy Suite 12 Athens, GA 30606	182
245	South Tulsa Storage LLC	South Tulsa Storage LLC David Sweezy 7170 Braden Ave., STE #200 Tulsa, OK 74136	American Freight FFO, LLC	Lease Agreement, dated December 8, 2017  3521 James Sanders Blvd Paducah, KY 42001	241
246	Southern Hills Center, LTD	Southern Hills Center, LTD Rick Hoover 1307 Southern Hills West Plains, MO 65775	American Freight FFO, LLC	Lease, dated March 31, 2009  1364 Southern Hills Ctr West Plains, MO 15450	224
247	Southgate Properties, LLC	Southgate Properties, LLC Dan Levine 1350 Main Street, Ste. 312 Springfield, MA 1103	American Freight, LLC	Lease, dated June 2, 2022  890 Suffield St Agawam, MA 01001	281
248	Southtown Plaza Realty LLC c/o Namdar Realty Group LLC	Southtown Plaza Realty LLC c/o Namdar Realty Group LLC Giancarlos Caceres 150 Great Neck Road, Suite 304 Great Neck, NY 11021	American Freight, LLC	Lease, dated May 28, 2020  333 West Henrietta Rd Rochester, NY 14623	190

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249	SS Tulsa Center	SS Tulsa Center Kurt Padavano 151 Bodman Place, Ste. 201 Red Bank, NJ 7701	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 16, 2019  6120 E 71st Street Tulsa, OK 74136	4221
250	State Road 4201, LLC	State Road 4201, LLC Steve Belford 6649 N. High St., Ste. LL2 Worthington, OH 43085	American Freight, LLC	Lease, dated November 25, 2014  4201 N Old State Rd. 3 Muncie, IN 47303	105
251	Sterling Equities II, LLC	Sterling Equities II, LLC Eric Wilson 5500 Trillium Boulevard, Ste. 501 Hoffman Estates, IL 60192	American Freight Outlet Stores, LLC	Lease, dated August 9, 2018  8245b North Florida Ave Tampa, FL 33604	6052
252	Stewart & Hamilton Properties	Stewart & Hamilton Properties Steve Belford 6649 N. High St., Ste. LL2 Worthington, OH 43085	American Freight, LLC	Lease, dated November 1, 2014  3650 Fort Shawnee Drive Lima, OH 45806	1
253	Stewart and Hamilton Properties, LLC	Stewart and Hamilton Properties, LLC Steve Belford 6649 N. High St., Ste. LL2 Worthington, OH 43085	American Freight, LLC	Lease, dated November 1, 2014  1217 E. McKinley Ave. Mishawaka, IN 46545	4
254	Stone Mountain Shopping Center, LLC c/o Colliers International Management - Atlanta	Stone Mountain Shopping Center, LLC c/o Colliers International Management - Atlanta Jacob Sedgh 9454 Wilshire Boulevard, STE. 205 Beverl Hills, CA 90212	American Freight, LLC	Lease, dated May 25, 2016  5370 Stone Mountain Hwy Sw Unit 400 Stone Mountain, GA 30087	129
255	StoneBridge Construction	StoneBridge Construction John Perry (LL) 2211 Hill Park Cove Jonesboro, AR 72401	American Freight FFO, LLC	Lease Agreement, dated June 6, 2017  7420 Nw Sun Valley Blvd. Lawton, OK 73505	240
256	Stowsan Limited Partnership	Stowsan Limited Partnership c/o Kin Properties, Inc. Attn: Lee Cherney and General Counsel 185 N.W. Spanish River Boulevard, Ste. 100 Boca Raton, FL 33431	American Freight Outlet Stores, LLC	Outlet Store Lease, dated May 19, 2020  2003 Cheryl Dr Pittsburgh, PA 15237	7454
257	Sylvan Park Apartments, LLC Attn. Kenneth A. Lucas	Sylvan Park Apartments, LLC Attn. Kenneth A. Lucas Justin Wilson 7424 Chapel Hill Rd Raleigh, NC 27607	American Freight, LLC	Lease, dated February 2, 2021  1049b Glendforest Rd Myrtle Beach, SC 29579	117
258	T.B.R. Property Group, LLC	T.B.R. Property Group, LLC Joe Springer 9401 Bay Pines Blvd St. Petersburg, FL 33708	American Freight, LLC	Lease, dated April 1, 2015  4400 34th Street North, Unit H-I St. Petersburg, FL 33714	36
259	T-18 Investments, LLC	T-18 Investments, LLC Denise Swanson 484 Little Vine Church Rd Villa Rica, GA 30180	American Freight, LLC	Lease, dated May 1, 2015  5834 Fairburn Rd Douglasville, GA 30134	74
260	Tanglewood Venture, LLC	Tanglewood Venture, LLC Karen James 4420A Electric Rd. Roanoke, VA 24018	American Freight, LLC	Lease Agreement, dated December 30, 2015  4498 Electric Rd Roanoke, VA 24018	123

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261	TB Garrett Creek LLC	TB Garrett Creek LLC Grant Stewart PO Box 520973 Tulsa, OK 74152	American Freight FFO, LLC	Lease, dated April 24, 2014  580 Amity Rd Conway, AR 72032	231
262	TBF Group Battle Creek, LLC	TBF Group Battle Creek, LLC Jeanne Michalski 175 Great Neck Road, Ste. 201 Great Neck, NY 11021	American Freight, LLC	Lease, dated February 16, 2022  30 Columbia Ave E Ste H Battle Creek, MI 49105	277
263	TC 3125 Lake Eastbrook LLC	TC 3125 Lake Eastbrook LLC Max Benedict PO Box 6685 Grand Rapids, MI 49516	American Freight FFO, LLC	Lease, dated November 1, 2014  3125 Lake Eastbrook Blvd. S.E. Grand Rapids, MI 49512	26
264	TC 630 N Telegraph	TC 630 N Telegraph Max Benedict PO Box 6685 Grand Rapids, MI 49516	American Freight, LLC	Lease, dated January 1, 2014  630 N Telegraph Rd Monroe, MI 48162	103
265	TCP Realty Services, LLC	TCP Realty Services, LLC Rubin Kremling 5910 N. Central Expy., Ste. 1802 Dallas, TX 75206	American Freight Outlet Stores, LLC	Outlet Store Lease, dated April 14, 2014  2001 Nw Evangeline Trwy Lafayette, LA 70501	4657
266	Tejas Center, Ltd.	Tejas Center, Ltd. Ardian Martinez 1700 George Bush Dr. East, STE 240 College Station, TX 77840	American Freight, LLC	Lease, dated May 11, 2018  3125 S. Texas Ave #1500 Bryan, TX 77802	163
267	Texas Main Street, LLC	Texas Main Street, LLC William Belford 501 Morrison Rd, Ste. 100 Gahanna, OH 43230	American Freight, LLC	Lease, dated November 1, 2014  5055 E. Main St. Columbus, OH 43213	10
268	The Collins Investment Trust	The Collins Investment Trust Maleah Townsend 729 Grapevine Hwy, Ste. 227 Hurst, TX 76054	American Freight, LLC	Lease, dated July 9, 2021  340 N Commerce St Ardmore, OK 73401	268
269	The Irex 4, LLC	The Irex 4, LLC Jonathan Keller 771 Corporate Dr, STE 500 Lexington, KY 40503	American Freight, LLC	Lease, dated January 8, 2021  104 Brighton Park Blvd. Frankfort, KY 40601	252
270	The Shoppes at Eastlake, LLC C/O Blass Properties, INC.	The Shoppes at Eastlake, LLC C/O Blass Properties, INC. Brett Feldman 1333 Sunland Drive NE Brookhaven, GA 30319	American Freight, LLC	Lease, dated December 10, 2018  1960 B Candler Rd Decatur, GA 30032	175
271	TKC CCXXXIX, LLC	TKC CCXXXIX, LLC Attn: Greg Keith or Ke Bueley 4500 Cameron Valley Pkwy, STE #400 Charlotte, NC 28211	American Freight, LLC	Lease, dated December 16, 2020  1357 W Main Street Salem, VA 24152	219
272	TKG Colerain Towne Center, LLC	TKG Colerain Towne Center, LLC Lou Malamas 211 N. Stadium Blvd., Ste. 201 Columbia, Missouri 65203	American Freight Outlet Stores, LLC	Outlet Store Lease, dated June 30, 2009  10200 Colerain Ave. Ste 11 Cincinnati, OH 52510	7601

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273	TKG Cranston Development	TKG Cranston Development Laurie Timmons 211 N. Stadium Blvd., Ste. 201 Columbia, MO 65203	American Freight, LLC	Lease, dated August 15, 2017  1808 Plainfield Pike Cranston, RI 02921	139
274	TKG Fairhaven Commons, LLC	TKG Fairhaven Commons, LLC Laurie Timmons 211 N. Stadium Blvd., STE #201 Columbia, MO 65203	American Freight, LLC	Lease, dated February 9, 2021  2 Fairhaven Commons Way Fairhaven, MA 02719	204
275	Tops Holding, LLC	Tops Holding, LLC Joseph Quinn 1385 Hancock Street Quincy, MA 2169	American Freight Outlet Stores, LLC	Lease Agreement, dated June 17, 2008  26662 Brookpark Rd Extension North Olmsted, OH 44070	7450
276	Tride Holdings, LLC	Tride Holdings, LLC Richard Waserstein 1124 Kane Concourse Bay Harbor Islands, FL 33154	American Freight, LLC	Lease, dated November 1, 2014  6688 N. Military Trail Riviera Beach, FL 33407	48
277	Tumon Bay Resort and Spa, LLC	Tumon Bay Resort and Spa, LLC Dawn Phillips 17542 E. 17th St., Ste. 420 Tustin, CA 92780	American Freight Outlet Stores, LLC	Specialty Store Lease, dated November 14, 1991  2401 S Vineyard Ave. Ontario, CA 91761	4958
278	Turfway Baseline, LLC	Turfway Baseline, LLC Ryan Vickers 511 Broadway Denver, CO 80203	American Freight FFO, LLC	Lease Agreement, dated January 28, 2014  7102 Turfway Rd. Florence, KY 41042	20
279	Two by Two Properties, LLC	Two by Two Properties, LLC Daniel Foster 9160 Hwy64, Ste. 12 #269 Lakeland, TN 38002	American Freight, LLC	Lease, dated November 1, 2014  7859 Highway 64 Memphis, TN 38133	80
280	University Realty Associates, LLC	University Realty Associates, LLC Craig Jaffey 1308 Society Dr Claymont, DE 19703	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 19, 2013  49 University Plaza Newark, DE 19713	4952
281	Victory Real Estate Investments LLC	Victory Real Estate Investments LLC Stephen Waynick 240 Brookstone Centre Parkway Columbus, GA 31904	American Freight, LLC	Lease, dated March 25, 2016  1627 South Lumpkin Rd. Suite 5 Columbus, GA 31903	124
282	Victory Real Estate Investments, LLC	Victory Real Estate Investments, LLC Ellis Darby 240 Brookstone Centre Parkway Columbus, GA 31904	American Freight, LLC	Lease, dated November 30, 2018  2131 Ross Clark Circle Dothan, AL 45736	174
283	Vishal Kalmia Plaza, LLC	Vishal Kalmia Plaza, LLC Shiv Aggarwal 5675 Jimmy Carter Blvd. Norcross, GA 30071	American Freight, LLC	Lease, dated August 24, 2020  1680 Richland Ave West Ste Aiken, SC 29801	216
284	W.H. Warehouse LLC	W.H. Warehouse LLC Frank Perry 2800 W. 118th St. Leawood, KS 66211	American Freight, LLC	Lease, dated January 17, 2018  3333 S. Kansas Ave Topeka, KS 66611	159

ID #	Counterparty	Counterparty Address	Debtor	Rejected Agreement and Property	Store
285	WAL-Austin, LLC	WAL-Austin, LLC Paige Ingram 312 16th St. Santa Monica, CA 90402	American Freight Outlet Stores, LLC	Outlet Store Lease, dated April 30, 2011  13435 N Hwy 183 Austin, TX 78746	9284
286	Watson Village Retail, LLC c/o Reliance Realty Advisors	Watson Village Retail, LLC c/o Reliance Realty Advisors Juan Celis PO Box 699 Fountain Inn, SC 29644	American Freight, LLC	Lease, dated June 3, 2020  122 E Shockley Ferry Rd Anderson, SC 29624	196
287	Waverly Plaza Shopping Center, Inc	Waverly Plaza Shopping Center, Inc Larry Lebow 1051 Brinton Rd. Pittsburgh, PA 15221	American Freight Outlet Stores, LLC	Outlet Store Lease, dated November 18, 2013  810 S. Waverly Road Lansing, MI 48917	4073
288	West County Investors, LLC	West County Investors, LLC Sarah Mendel 3265 Meridian Pkwy, Ste. 130 Weston, FL 33331	American Freight, LLC	Lease, dated November 11, 2020  2012 Veterans Memorial Dr Birmingham, AL 35214	214
289	Westphal Leasing, LLC	Westphal Leasing, LLC Kevin Keefner 109 N. 6th St. Fort Smith, AR 72901	American Freight FFO, LLC	Lease Agreement, dated August 24, 2005  8819 Rogers Avenue Ste A Fort Smith, AR 72903	220
290	William Shane Courtney	William Shane Courtney Shane Courtney PO Box 309 Floyds Knobs, IN 47119	American Freight FFO, LLC	Lease, dated June 28, 2010  440 E. Clifty Drive Madison, IN 47250	246
291	Woodcrest Capital, LLC	Woodcrest Capital, LLC Samantha Ackerman 3113 S. University Dr. , STE 600 Fort Worth, TX 76109	American Freight, LLC	Lease, dated June 24, 2020  1467 E. Franklin Blvd Gastonia, NC 28054	195
292	Woodforest Mini -City Partners, LP / JLCM Partners, LP	Woodforest Mini -City Partners, LP / JLCM Partners, LP Jay Cooke 2125 Butterfield Dr., Ste. 225 Troy, MI 48084	American Freight, LLC	Lease, dated August 13, 2019  11051 East Freeway Houston, TX 77029	184
293	World Class Property Company, LLC	World Class Property Company, LLC Rosalie Keszler, VP 814 Lavaca St Austin, TX 78701	American Freight, LLC	Lease, dated July 27, 2015  639 Lanark Dr San Antonio, TX 78218	111
294	YEK #9, LLC	YEK #9, LLC Enoch Kimmelman PO Box 1022 El Paso, TX 79946	American Freight Outlet Stores, LLC	Outlet Store Lease, dated July 16, 2013  6157 Nw Loop 410 San Antonio, TX 78238	7487